



MEMORANDUM

TO: Jose Ribeiro, Senior Planner II

From: Christy Parrish, CZA, Proffer Administrator

Date: 10/8/2013

Re: SP-0086-2013, Kingsmill Riverwalk

I have reviewed SP-0086-2013 and offer the following comments:

1. I am unaware of any proffers or special use permits associated with this case. However, Kingsmill is governed by a binding master plan. Please refer to this master plan when reviewing this case.
2. Portions of this property and development are located within the 100-year floodplain (AE). The FEMA Firm Panel and effective date referenced on the coversheet and sheets C.1.2, C.2.0, C.2.1, C.2.2, C.2.3, C.3.0, C.3.1, C.3.2, C.3.3, and C-4.0 is incorrect. The correct FEMA Firm Panel is 51095C0210C, effective date September 28, 2007. Please revise accordingly.
3. Please be advised of the following:
 - a. Utility and sanitary facilities, including but not limited to mechanical equipment, plumbing and electrical systems and gas lines, shall be floodproofed up to the level of two feet above the 100-year base flood elevation. JCC Zoning reference 24-595
 - b. All utilities, such as gas lines, electrical and telephone systems, being placed in floodprone areas should be located and constructed to eliminate the chance of impairment during a 100-year flooding occurrence. JCC Zoning reference 24-599 (e)
 - c. Streets and sidewalks should be designed to minimize their potential for increasing and aggravating the levels of flood flow. Drainage openings shall be required to sufficiently discharge flood flows without unduly increasing flood heights. JCC Zoning reference 24-599 (f)
4. Staff has been advised that the floodplain designation for this area will be changing by FEMA. Portions of this site along the shoreline is proposed to change to VE13. V zoned areas are subject to flooding from storm surge and wave impacts during costal storms and hurricanes. The preliminary or final dates are unknown at this time Staff recommends that all construction should be designed to meet the National Flood Insurance Program minimum standards for V zones.